



ITALIAN-INSPIRED LIVING *in Lakeway*

Neighbors become friends at Tuscan Village.

Just 30 minutes from Austin, and surrounded by the lush rolling hills of Lakeway, there's a community where, every day, active adults are creating a beautiful life—thanks to great friendships, extraordinary amenities, lifelong learning, and exquisite peace and quiet.

VILLAS, TOWNHOMES, CONDOMINIUMS

Tuscan Village at Lakeway is ideal for homeowners who reach age 55 and realize, "Now it's time to impress myself."

This 42-acre master-planned community in the heart of Lakeway provides homeowners with a neighborhood surrounded with like-minded neighbors who want to enjoy an amenity-rich but low-maintenance lifestyle. Besides a dazzling array of on-site amenities, residents receive a full social membership at the nearby Rough Hollow Yacht Club & Marina that includes discounts at The Grille, a restaurant with a full menu and spectacular views.

At Tuscan Village, homebuyers can choose from well-appointed villas and townhomes (\$300s to \$600s), or select one of the community's just-introduced deluxe condominiums, priced from the low \$200s.

Designed with the unique beauty of Tuscany in mind, these one- and two-bedroom offerings provide the same style and luxury as the townhomes and villas, but with the ease and convenience of condo living. Homeowners here enjoy all the same amenities, plus each of the three condominium buildings has a Community Room for meetings or friendly gatherings.

R&R: RELAX AND RE-CREATE

With so much available at Tuscan Village, residents can continue with favorite hobbies and activities, or find new ones. Their full-time "Good Life" Director organizes events like supper clubs, walking groups, yoga classes, or lectures from experts on nutrition, finances, global travel and more.

The Clubhouse at Tuscan Village has a state-of-the-art fitness center and an indoor/outdoor heated pool for water aerobics or swimming laps. Residents can play a game of cards or gather friends together for movie night in the cozy social room.

The outdoorsy types make frequent use of Central Park, a two-acre green space with walking trails, shady pergolas, a putting green and sport courts designed for playing bocce and pickleball.

For homeowners who want to keep their minds as active as their bodies, the 11,000-square-foot public library, made possible through a generous land gift from the developer, serves as a community learning center. Members can take advantage of book clubs, writing groups, author readings and discussions, computer classes, guest speaker series, and can even download eBooks while relaxing on their patio or sitting by the pool.

Lakeway is a prime location for a community like Tuscan Village. It has a wide range of shopping and dining options, along with movie theaters and music venues. The Lakeway Regional Medical Center is just minutes away, as is The Hill Country Galleria Mall, Whole Foods Market, local shops and pharmacies. ■

